FETITION FOR ZONING VARIANCE SW/S Riverview Road, 109' NW of (431 Riverview Road) 15th Election District

the c/l of Back River Neck Road * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY

Calvin J. Goeller, et ux Petitioners

5th Councilmanic District

* Case No. 89-400-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * * * *

The Petitioners herein request a variance to permit side lot line setbacks of 10 feet and 23 feet in lieu of the required 50 feet, and an existing accessory structure (garage) to be located in the front yard in lieu of the required rear yard, as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared, testified, and were represented by William Monaghan, Esquire. Also appearing on betalf of the Petition was Robert Spooner, Contractor. There were no Protestants.

Testimony indicated that the subject property, known as 431 Riverview Road, and also known as 2210 Riverview Road, consists of 14,212 sq.ft. zoned R.C. 5 and is located within the Chesapeake Bay Critical Areas on Back River. The property is currently improved with a dwelling from approximately the 1920s that was originally used as a summer home, and a garage which is located in the front yard. Petitioners purchased the property in June 1988 and now propose razing the existing dwelling to construct a new two story dwelling. Testimony indicated the variances are required due to the size of the lot, which was recorded prior to the zoning regulations not permitting a viable dwelling be built on the property without a variance. Petitioners argued that the granting of the variances will permit them to construct a home in compliance with critical areas legislation and storm water management requirements. Petitioners further lestified that the garage has existed in its present location since the late 1940s or early 1950s. To require strict compliance with the zoning regulations would cause unreasonable hardship upon them without any benefit to the community. Petitioners testified they spoke with the Back River Neck Peninsula Community Association who indicated they had no objections to their request.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficul-Sty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based

upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

> 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

> Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and put'ic hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS OKDERED by the Deputy Zoning Commissioner for Baltimore County this day of April, 1989 that the Petition for Zoning Variance to permit side lot line setbacks of 10 feet and 23 feet in lieu of the required 50 feet and an existing accessory structure (garage) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however. Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition; and,

2) Petitioners shall comply with all requirements of the Zoning Plans Advisory Committee as set forth in their comments submitted hereto, including, but not limited to, the Bureau of Water Quality and Resource Management comments dated February 7, 1989.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated February 16, 1989, attached hereto and made a part hereof.

> (M Nesteron, a ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

AMN:bis

FEB 91 1988 BALTIMORE COUNTY, MARYLAND

ZONING OFFICE INTER-OFFICE CORRESPONDENCE

DATE: February 16, 1989 TO: Mr. J. Robert Haines Zoning Commissioner

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item #321 Calvin J. Goeller Property - Lot 15 Riverview Road

The subject property is located along Riverview Road and Back River Neck Road in th Holly Farm Beach Subdivision, Lot 15. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Davelopment Area.

The applicant has requested a variance from Section 1A04.3.B.3 and 400.1, "to permit side lot line setbacks of ten feet and 23 feet, and an accessory structure (existing garage) in the front yard in lieu of the req ired 50 feet and rear yard, respectively" of the Baltimore County Zoning Regulations.

The proposed development will cover 12% of the site with impervious surface.

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- Conserve fish, wildlife and plant habitat; and
- 3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01 0.>

The proposed development will comply with Critical Area Law provided that the zoning petition is conditioned with the following requirements:

 Three major deciduous trees or six conifer trees shall be planted and maintained on the lot. A combination of these two Memo to Mr. J. Robert Haines February 16, 1989 Page 2

> tree types is acceptable provided that 3,000 square feet of tree cover is provided. A major deciduous tree is estimated to cover 1,000 square feet and a conifer, 500 square feet at maturity.

- Storm water runoff shall be directed from impervious surfaces associated with this petition to pervious areas to encourage maximum infiltration.
- Rooftop runoff shall be directed through down-spouts and into a dry well of approved design to encourage maximimum infiltration (see attached dry well design).

Upon compliance with the above requirements, this project will be approved. Please contact Mr. David C. Flowers at 887-3980 if you require additional information.

> Robert W. Sheesley, Directo Department of Environmental Protection and Resource Management

RWS:DCF:tjg

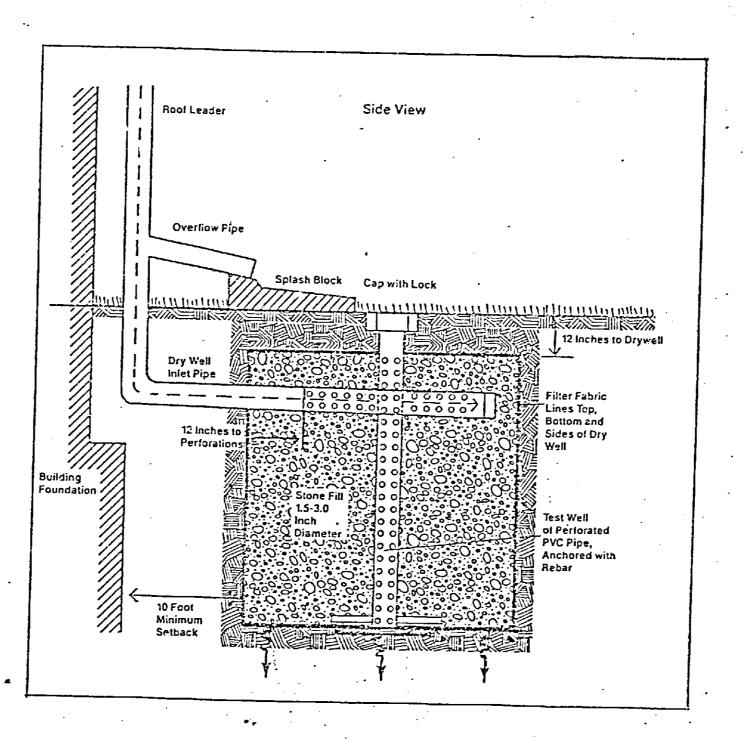
Attachment

cc: The Honorable Ronald B. Hickernell The Honorable Norman W. Lauenstein The Honorable Dale T. Volz Mr. David C. Flowers

DESIGN 4:

Dry Well Designs. (Figure 5.8). Dry wells are a basic trench variation which are designed exclusively to accept rooftop runoff from residential or commercial buildings (Figure 5.8). Additional guidance on dry well design is available from Md WRA (1984). Basically, the leader from the roof is extended into an underground trench, which is situated a minimum of ten feet away from the building foundation. Rooftop gutter screens are needed to trap any particles, leaves and other debris, and must be regularly cleared.

Figure 5.8: Dry Well Design (adapted from Md WRA, 1985)



Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

April 7, 1989

William F. Monaghan, II, Esquire 501 Furnace Branch Road Glen Burnie, Maryland 21061

RE: PETITION FOR ZONING VARIANCE

SW/S Riverview Road, 109' NW of the c/l of Back River Neck Road (431 Riverview Road, also known as 2210 Riverview Road) 15th Election District - 5th Councilmanic District Calvin J. Goeller, et ux - Petitioners Case No. 89-400-A

Dear Mr. Monaghan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

1 MNostravia ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

cc: People's Counsel

AMN:bjs

PETITION TON BOT	COUNTY: E9-406-5	•
TO THE ZONING COMMISSIONER OF BALTIMORE	and whi	oh is
The undersigned, legal owner(s) of the proper	o and made a part hereof, hereby petition	for a
1A04.3.B.3 and 400.	T TO Denerg Aron . The .	
Setbacka of 101 and 231 and an-	ecessory Acrucuite inter-	-0-
garage) in the front yard in lieu of the required 50! and		
rear yard, respectively of the Zoning Regulations of Baltimore County, to to following reasons (indicate hardship or practical d	he Zoning Law of Baltimore County; fo	the
learning down existing bound to possible meants as these were chan built to utilize the property of the neighborhood and construct and benefit of the property own	remaild. Can't most bot-back aged after exacting asserting as was and maintain the integrity of a proper dwelling for the use ners and the neighborhood.	0A1F
Property is to be posted and advertised as	prescribed by Zoning Regulations.	
I, or we, agree to pay expenses of above Variage titles, and further agree to and are to be bound Baltimore County adopted pursuant to the Zoning	ance advertising, posting, etc., u, on many	of this ons of
Eastimore County adopted paragram	I'w do solemnly declare and under the penalties of perjury, the are the legal owner(s) of the penalties the subject of this Petition	roperty
c ntract Punchaser:	Legal Owner(s):	
Type or Print Name)	(Type or Print Name)	
S 25a'u7'	S.gnature	
Address	(Type or Frint Name)	
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Attorney for Petitioner:		X 2 1 2 1 2
Severour R. Goldstein	Address	
Signature	haltimore, Maryland, 2122 City and State	
Signature Signature Signature Address Maryland 11201	Name, address and phone number of legal tract purchaser or representative to be co	owner, non- entacted
Builtinope, Maryland, 41201	Name	
Attorney's Telephone No.: (301) 837-3380	Address	1008 No.
ORDERED By The Zoning Commissioner	of Baltimore County, this	day
of required by the Zoning Law of Baltimore Cour out Baltimore County, that property be posted, Commissioner of Baltimore County in Room	the subject matter of this periuon be and thy, in two newspapers of general circulation and that the public hearing be had before 106, County Office Building in Towson.	on through- the Zoninz Baltimore
County, on the day of		111 0 GWA
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	Zoning Commissioner of Baltin	fore County
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Dennis F. Rasmussen

PETITON FOR ZONING VALANCE

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THENES STOR T. TEMPETY.

of Baltimary, Millians

494.3353J. Robert Haines 2 rang Commissioner March 7 (1989) NOTICE OF HEARING

Zoning Commissioner

Towson, Maryland 21204

Office of Planning & Zoning

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act on Femalations of Baltimore County will hold a public hearing on the property Herritical herein in Poom 100 of the County Office Building, located at 111

949 t (874: 894) (44 8. 3 Plueteiru Phas, 189' Nu sví Bask Piler Nesk Psas with Filerate, Peyo 15th Election District - 5th Chuncilmanic Periti metra : Calvin D. Goelles, et ux

existing waraya, in the front yard in lieu of the required BD ft. and rear yard.

in the event that this Petition is granted, a building permit may be issued entertain any request for a stay of the issuance of said permit during this poriod for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

or: No. 3 few. Googles Permiss P. Bolostein, Bas. Alebansaka Bay Critical Area Commission

PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY ZAIC RIVERVIEW PO-CALVIN GEELLES ついます。上のから、大くきがっていてい Nigory - Enres Fre CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland Posted for: 28/107168 Petitioner: Schland J. Goe 1152 87 91 Location of Signa: Research Page 177 164 day Englished & litelians Remark 110 Date of return: 3/17/19 osted by Signature Number of Signa: _____/

LAW OFFICES

GOLDSTÉIN & BYRNE

20 W CHASE STREET

BALTMORE MARYLAND 21201

(301) 837-3380

FAX NO (301) 783-9537

February 7, 1989

the Goeller's building plans it said plans are found to be acceptable

and would severally prejudice the financial arrangements and cause

Your prompt consideration in this matter would be greatly

FEB 8 1989

'ALSO MEMBER OF LOUIS ANA BAR AND

STATE OF MARKLAND CHESAPEAKE BAY CRITICAL AREAS COMMISSION DEPARTMENT OF NATURAL RESOURCES. TAMES STATE OFFICE BUILDING DIR ANNAPOLIS MARYLAND 2101 974 2418 or 974/2426 March of See 00/// 10 01/649 Anne Arunde Co Anne Arunde So Mr. J. Ponert Haines Ring twars to Bailmore City Coming Commission of Bairingre Orunty liftide of Planning a loning Towson, MD 21204 Rs: Potition for Incompliance Samuel (Booking =82-400-8, Jewson Gérilles, House Charles Co Dear Mr. Hainea: lais will acknowledge knowigt of the above-refer hors. As als Community of the property application. T<mark>erroe Seoge à s</mark>a Timpa d'impage et l'avail à sa marale wad, land la tronne amb anni anni gont le c o taky will ak sakt ta'u u upak sanjikeliki is ing Kiliki. Queen Annels Co Figure : 🔎 S' Mary s Co Erono , here Samuel For Table 1981 Transport to a contract to Talbot Co Alcomics Co Hussell black Aproester Co SABINET MEMRERS Walte A. Cawellis Agrisulture i Panda Evans Employment and Economic Development Martin Walshilling Environment Ardam Cade Housing and Community Development Torrey Brown Natural Besources Constance Lieder

> CERTICOLATE OF PUBLICATION Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 887-3353 NOTICE OF HEARING Dundalk Eagle The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public 4 N. Center Place hearing on the property identified herein in Room 106 of the County P. O. Box 8936 Office Building located at 111 W

TTY for Deaf-Annesh is 914 2509 IDIO Membrers (40)

March 14, Dundalk, Md. 21222 Chesapeake Avenue in Towson, Mary-Petition for Zaning Variance CASE NUMBER: 89-400-A THIS IS TO CERTIFY, that the annexed advertisement of SW/S Reeniew Road, 109' NW Robert Haines in the matter of Zonling Hogs. Cas c/1 Back River Neck Road 431 Reerwew Road :**89-400-A - P**.O. ≠10806 - Req. ≠M27080 - 32 lines : 15th Election District ⁴⁶was inserted in **The Dundalk Eagle** a weekly news-5th Councilmanic District Petitionertsi: Calvin 1. Goetler, et ux paper published in Baltimore County, Maryland, once a week HEARING SCHEDULED: WEDNESDAY, APRIL 5, 1989 at 2:00 p.m. Variance to permit side lot set successive weeks before the backs of 10 ft. and 23 ft. and an accessory structure revising garages in the front yard in lieu of the re- 19_{89} ; that is to say 17th day of March quired 50 ft and rear yard respecthe same was inserted in the issues of March 16, 1989 In the event that this Petition is

> Kimbel Publication, Inc. per Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 17

NOTICE OF HEARING The Zoning Commissioner of Battimore County by authority of the Zoning Act and Flegulations of Battmore County will hold a public hearing on the procesy identified herein in Room 106 of the County Office Building icenue ir Towson Maryland 21/204 Petition for Zoning Variance Case number 89-400-4 SW S Pizerview Road 109 NWIS Back River Neck Road 431 Riversex Road 15th Election District

land as follows

granted a building permit may be

issued within the thirty (30) may ap-

peal period. The Zoning Commission-

er will, however entertain any re-

quest for a stay of the issuance of

said permit during this period for

good cause snown. Such request must be in writing and received in

this office by the date of the hear-

ing set above or presented at the

J. ROBERT HAINES

Zoning Commissioner of Baltimore County

Sin Councilmanic Petrioner si Caren di Graveriller ux Apr 5 1989 at 200 p.m. Variance to bermits de kit ine settates of 10 ft and 23 ft and 3 ft an respectively
in the event that this Repton is granted a building parminus, be usues with the tring (3) joss aucea period The Zuring Com-micsioner will however entenan any request for a stay of the is suarce of said permit our right

liand received in this other by the date of the hearing Let above of presented at the rearing.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of Successive weeks, the first publication appearing on Month 16 113 27

THE JEFFERSONIAN,

PC10814 ug 7127674 pin 339 40

RE: Petition for Zoning Variance Calvin & Jean Greiler Item No.: 321 Dennis F. Rasmussen Dear Mr. Haines: This letter is to request a Hearing on said Petition for Zoning Variance as soon as possible as any delay having said Hearing prejudices

Stirvole R. Goldeten Teasence B. Brans

DAVE A TRUAN A LLAVE MOLAGHAN

Roserto Lewish Un David P. Bokow

J. Robert Haines

appreciated.

co: Calvin u Jean Heller

WFM/lw

Zaning Commissioner

for Baltimore County

111 W. Chesapeake Avenue

necessary and under financial hardship.

Towson, Maryland 21004

This office finally filed a Petition for Doming Variance on behalf W. Chesape are Avenue in Towson. Maryland as follows: of its clients Calvin & Jean Goeller about January 27, 1989, after two prior unsuccessful attempts had been made by said clients.

CRITICAL AREA

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Takikim for I tirq Laria Le ⊬849113 SCHETLUSC: LECTESCAY, 49971 S, 1999 at 2:00 p.m.

Pariance to permit sine lot line sectable of 10 fo. and 23 ft. and an accessory scrupture

within the thirty (30) day appeal period. The Zoning Commissioner will, however. 1 PA thrings

A. PUBLIST HAINLS / Ming Commissioner of

Baltimore County

J. Robert Paines

-8312 Sayahore Hoad

Zoning Commissioner

Office of Planning & Zoning

Tr. a Trs. Calvin J. Goeller

Fet Patition for Zonion Lariance

431 Hiverview Road

(ASE 1, 1988): 88-400-A

SU/S Riverview Road, 1891 %2 c/l Back River News Road

HEARING SCHEWNLES: LEDNESSAY, APRIL 5, 1985 Lt 2:00 p.m.

Please be advised that #100 40 is due for advertising and posting of

Do not remove the sign and post set(s) from the property from the time

Please make your check payable to Baltimore County, Maryland and bring

Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before

it along with the sign(s) and post(s) to the Zoning Office. County Office

it is posted by this office until the day of the hearing itself.

the above-referenced property. All fees must be paid prior to the hearing.

ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

15th Election Cistrict - 5th Councilmanic

Petitioner(s): Palvin '. Greller, et ux

-baltimore, Moryland 21237

lear Mr. & Mrs. Sceller:

BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT

RECEIVED

OFFICE OF FINANCE - REVENUE DIVISION

Towson, Maryland 21204

VALIDATION OR SIGNATURE OF CASHIER B RESULTON
B: E-CASHER PINK-AGENCY YELLOW-CUSTOMER

_____ACCOUNT_____

Sincerely grass,

William F. M naghan, It

I PORRET HA NET

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204

March 1, 1989

Mr. J. Robert Haines Zoning Commissioner County Office Building

Dear Mr. Haines,

Towson, MD 21204

The Bureau of Traffic Engineering has r comments for items number 290, 297, 298, 309, 310, 311, 315, 317, 319, 320. 321, & 323.

Very truly yours,

- Muchael Stling -Michael S. Flanigan Traffic Engineer Assoc. II

MSF/lab

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of February , 19 39.

Chairman, Zoning Plans Advisory Committee

Calvin J. Coeller, at ux Received by: Seymour R. Goldetein

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke

Gentlemen:

February 14, 1989

J. Robert Haines, Zoning Commissioner Cffice of Planning & Zoning Baltimore County Office Building Towson, Maryland 21204

Re: Property Owner: Calvin J. Goeller

SW/S of Riverview Road, 109' NW from the County Executive

Location: SW/S of Riverview Road, 109' NW from the County Executive

Item No.: 321

Zoning Agenda: Meeting of February 7, 1989

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans r.e approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: At Joseph Lelly 2 15-89
Planning Group
Special Inspection Division

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1989

COUNTY OFFICE BLDG. 11 W. Chesapeake Ave. Cowson, Maryland 21204

Burrau of

Department of

tate Roads Commissio

Health Department

Project Planning

Building Departmen

Board of Education Zoning Administratio

Industrial

Seymour R. Goldstein, Esquire 20 W. Chase Street Baltimore, MD 21201

RE: Item No. 321, Case No. 89-400-A Petitioner: Calvin J. Goeller, et ux Petition for Zoning Variance

The Zoning Plans A. isory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVEANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER

Chairman Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Calvin J. Goeller

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL ROTECTION AND RESOURCE MANAGEMENT Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204 Zoning Item 132/, Zoning Advisory Committee Meeting of February 7,1989

Property Owner: Calvin J. Goeller, et ux

Location: SNB of Riverview Road

District:

Water Supply: Private Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS: () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

· () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins. () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saumas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315. Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations.

For more complete information, contact the Division of Maternal and Child Health. If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745. () Soil percolation tests, have been ____, must be ____, conducted.
() The results are valid until _____.

) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required. (Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () is not acceptable and must be retested. This must be accomplished prior to conveyance of property

and approval of Building Permit Applications. Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

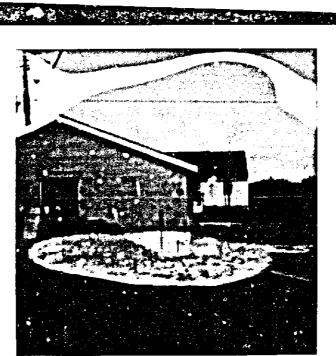
() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management

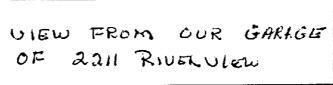
In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762. others Existing well and sewage disposal system must properly apandoned andlor backfilled. Sewage disposal system for new home must be constructed per specifications from this office

BUREAU OF WATER QUALITY AND RESOURCE

MANAGEMENT

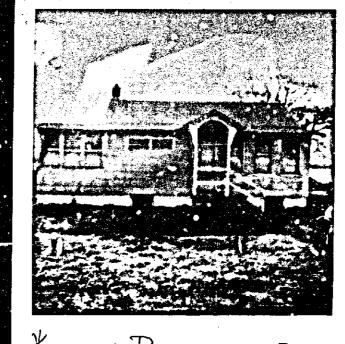
EXISTING TOP U= HANK LOT 32 | CRITICAL AREA BACK PLAT FOR ZONING VARIANCE RIVER OWNER . CALYIN GOELLER SUBDIVISION HOLLY FARM BEACH (LOT NELLE) SCALE 1"= 20' ZUNING ! RC-S DISTRICT IS LOT SIZE : 14,212 SQ FIT. --- OLD HOUSE GARAGE BUILDER: RA. SPOCLER GEN. CONTRACTOR 431 RIVER MEW RD. MR. MRS. CALVIN GOELLER RESIDENCE







2312 RIVERULEW



2210 RIVERVIEW RD



2316 RIVERVIEW

